

**Planning and Zoning Commission Meeting Minutes
June 14, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday June 14, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel and Commissioners Lorraine Arney, Gregory Counts, Barbara Beam, and Branden Freeman. Vice-Chairman Fred Dammeyer and Commissioner Joshua Scott were absent.

STAFF MEMBERS present included Rodney Short, City Attorney; Randall Crist, Interim DCD Director; Alyssa Linville, Assistant Director DCD; Augustin Cruz, Senior Civil Engineer; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Richard Munguia, Senior Planner; Chad Brown, Associate Planner; Amelia Griffin, Associate Planner; Erika Peterson, Assistant Planner; Alexis Garcia, Assistant Planner; Alejandro Marquez, Administrative Assistant and Lizbeth Sanchez, Administrative Assistant.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

Hamel introduced Commissioner Branden Freeman

CONSENT CALENDAR

MINUTES – May 24, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES –

ZONE-34686-2021: *This is a request by Dahl, Robins, and Associates, on behalf of Larry C. Fields and Kyle Marie O'Brien, to rezone approximately 8,346 sq. ft. from the Low Density Residential / Infill Overlay (R-1-6/IO) District to the General Commercial / Infill Overlay (B-2/IO) District, for the property located at 1639 S. 6th Avenue, Yuma, AZ. (Continued to June 28, 2021)*

APPROVALS –

SUBD-34272-2021: *This is a request by Dahl, Robins & Associates, Inc., on behalf of KDC of Yuma, LLC, for approval of the final plat for the Patagonia Subdivision. This subdivision will contain approximately 29.4 acres, and is proposed to be divided into 21 residential lots, ranging in size from 43,608 square feet to 90,529 square feet. The property is located near the southeast corner of Avenue 9E and 24th Street, Yuma, AZ.*

Motion by Counts, second by Arney, to APPROVE the Consent Calendar, with the exception of ZONE-34686-2021 which was continued to June 28, 2021, and moved SUBD-34565-2021 to the Action Items of the Agenda. Motion carried unanimously, (5-0) with two absent.

Action Items –

SUBD-34565-2021: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Yuma's Driftwood Development, LLC, for approval of the final plat for the Driftwood Ranch Unit No. 2 Subdivision. This subdivision will contain approximately 30 acres, and is proposed to be divided into 87 residential lots, ranging in size from 8,699 square feet to 24,469 square feet. The property is located at the southeast corner of S. Avenue 5½E and E. 44th Street, Yuma, AZ.*

Alyssa Linville, Assistant Director DCD, summarized the staff report and recommended **APPROVAL**, noting the requested change to Condition #10, as reflected on the Yellow Sheet provided to the Commissioners.

QUESTIONS FOR STAFF

Hamel asked if the City had any issues with the changes that the applicant had made to the proposed project. Linville replied no.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Counts to APPROVE SUBD-34565-2021 subject to the Conditions of Approval in Attachment A, with the modification to Condition #10, which now reads "The following lots within the Driftwood Ranch Unit No. 2 Subdivision are permitted to deviate from typical setback requirements as required of the zoning district: lots 143, 144, 147, 148, 149, 163 and 172. The final plat shall indicate that these lots are subject to possible setback deviations." Motion carried unanimously (5-0), with two absent.

CUP-34403-2021: *This is a request by Core Engineering Group, on behalf of Maha LLC and Jim Smith, for a Conditional Use Permit to allow an industrial use (commercial sales in light industrial) within 600' of residential in the Light Industrial/Infill Overlay (L-I/O) District, on the property located at 299 W. 17th St., Yuma, AZ.*

Chad Brown, Associate Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Counts, second Beam by to APPROVE CUP-34403-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0), with two absent.

ZONE-34804-2021: *This is a request by Core Engineering Group, PLLC, on behalf of Rogelio Sosa Palos and Ma Del Pilar Soto Martinez, to rezone approximately 3.13 acres from the Light Industrial (L-I) District to the Medium Density Residential (R-2) District, while maintaining the existing Infill Overlay (IO) District, for the property located at the northwest corner of Avenue A and 11th Street.*

Amelia Griffin, Associate Planner, summarized staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Counts asked what types of businesses surrounded the proposed project. **Griffin** replied that to the north was an industrial warehouse, and to the east of Avenue A was a church and apartments. **Counts** then asked if the noise coming from those businesses was going to affect the residents of the proposed project. **Griffin** replied no.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

Charles Bub, 1133 S. 12th Ave Yuma AZ, 85364, stated that he never received a notice of the neighborhood meeting, then added he was not opposed to the proposed project.

William Benavides, 1102 S. Avenue A Yuma AZ, 85364, stated that he did not oppose the development of the proposed project, then suggested that the City consider putting up a signal light and a speed bump on the corner of 11th Street and Avenue A, because of the speeding that occurs on Avenue A.

Catherine Marie-Sebile, 1155 S. 12th Avenue, stated that she did not receive any notice of the development of the proposed project and of the neighborhood meeting, then expressed concern about the increase in traffic and noise in the area.

Hamel then asked if the notification letters that get sent out only go to the property owners that live within the 300' area of the proposed project. **Griffin** replied yes.

Hamel then expressed concern about the disappearance of the notices posted on the property, then added that the City and developers take into consideration the concerns of the public on the traffic on Avenue A.

Beam asked what types of homes will be built on the property. **Kevin Burge, Core Engineering Group**, stated that the current plan is to build small single-family homes and townhomes.

Counts asked if the City had done any kind of traffic study on Avenue A. **Augustin Cruz, Senior Civil Engineer**, stated that he had been made aware of complaints on the traffic on Avenue A, but was not aware of a current traffic study being done. **Counts** said he was concerned by the semi-truck traffic coming from the old Pepsi plant. **Hamel** asked if the old Pepsi plant was under private ownership and not being used at this time. **Griffin** replied yes.

Beam stated that she was very excited that the property was being changed from Light Industrial to Medium Density Residential and would like to see a traffic study done.

Motion by Beam , second by Arney to APPROVE ZONE-34804-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0), with two absent.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

Hamel adjourned the meeting at 5:01 p.m.

Minutes approved this 28 day of June, 2021



Chairman